

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 64 Wilsons Road, Doncaster Vic 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,550,000

Median sale price

Median price \$1,560,000

Property Type House

Suburb Doncaster

Period - From 01/10/2025

to 31/12/2025

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	9 Meadowbank Av DONCASTER 3108	\$1,600,000	23/03/2026
2	38 Stanton St DONCASTER 3108	\$1,500,000	07/03/2026
3	57 Wilsons Rd DONCASTER 3108	\$1,545,000	09/02/2026

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

04/04/2026 13:42



Property Type:

Agent Comments

Comparable Properties



9 Meadowbank Av DONCASTER 3108 (REI)

Agent Comments



Price: \$1,600,000

Method: Private Sale

Date: 23/03/2026

Property Type: House (Res)



38 Stanton St DONCASTER 3108 (REI)

Agent Comments



Price: \$1,500,000

Method: Auction Sale

Date: 07/03/2026

Property Type: House (Res)

Land Size: 718 sqm approx

57 Wilsons Rd DONCASTER 3108 (REI)

Agent Comments



Price: \$1,545,000

Method: Sold Before Auction

Date: 09/02/2026

Property Type: House (Res)